2/10/09 1:51:51 59 BK 602 PG 500 DESOTO COUNTY, MS W.E. DAVIS, CH CLERK

AFFICE STATES AND ASSESSED ASSESSED ASSESSED AS A SECOND AS A SECO

RRERARERXBXX
Mississippi Real Estate Closings, LLC
1240 Goodman Rd E Suite 3
Southaven, MS 38671
662-349-1818

GRANTORS:

TO

GRANTEE:

Brian C. Walters and Dana E. Walters

Matthew David Fuchs and Amanda Leigh Blount

STATE OF MISSISSIPPI

COUNTY OF DESOTO

WARRANTY DEED

For and in consideration of the sum of ten and No/100 dollars (\$10.00) and other good and valuable consideration, the receipt, sufficiency and adequacy of which is hereby acknowledged, We, the undersigned, **Brian C. Walters and Dana E. Walters (GRANTORS)**, do hereby grant, bargain, sell, convey and warrant to, **Matthew Davis Fuchs and Amanda Leigh Blount** as tenants by the entirety with full* (**GRANTEES**), the following described property located and situated in DeSoto County, Mississippi and more particularly described as follows, to-wit: *right of survivorship and not as tenants in common,

LOT 2, HOLIDAY HILLS SUBDIVISION, IN SECTION 13, TOWNSHIP 3 SOUTH, RANGE 8 WEST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 28, IN THE OFFICE OF THE CHANCERY CLERK OF DESOTO COUNTY, MISSISSIPPI.

Being the same property as conveyed to Brian C. Walters and Dana E. Walters by Quit Claim Deed dated May 27, 2004 from Brian C. Walters and recorded in Book 473, Page 563, in the office of the Chancery Clerk of DeSoto County, Mississippi.

There is expected from the warranty hereof and this conveyance is made subject to the following:

- 1. All taxes becoming a lien on the above described property on and after January 1, 2009. It is agreed and understood that the taxes for the current year have been prorated as of the date of this conveyance on an estimated basis, and when said taxes are actually determined, if the proration as of date of this conveyance is incorrect, then the parties hereto agree to settle with, recompense and reimburse on demand the party to whom any deficit is owed based upon an actually proration.
- 2. All existing easements, grants or rights-of-way for public roads and for public roads and for electric, telephone, telegraph, gas, water or similar utility purposes;
- 3. Any and all oil, gas and mineral leases on subject property.
- 4. Easement of record in Book 2, Page 28, filed in the office of the Chancery Clerk of DeSoto County, Mississippi.
- 5. Restrictive Covenants of record in Book 2, Page 28, in the office of the Chancery Clerk of Desoto County, Mississippi.

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Witness the signature of the Grantor on this the and day of February, 2009.

GRANTOR) Brian C Walters

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GRANTOR) Dana E. Walters

STATE OF Mississippi

COUNTY OF De 30 to

Personally appeared before me, the undersigned authority at law in and for the aforesaid County and State the within named, **Brian C. Walters and Dana E. Walters**, who acknowledged that he/she/they signed, sealed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned as his/her/their free and voluntary act and deed.

Given under my hand and official seal of office, this the and day of February, 2009.

1. Hungs

SEAL

My Commission Expires:

Grantee's Address:

390 W. Robinson Rd.

Hernando, MS 38632

Ph: 901-849-5071

N/A

Grantor's Address:

248 Christy's Court Herrendo ms 38632

Ph: 10162 - 349 - 5544 N/A

Prepared By:

M. Reid Stanford, Esq.

307 West Main Street Tupelo, MS 38804

Phone: 662.791.7878

MS Bar No.: 10,011

Return to:

Delgado Law Firm, PLLC

5779 Getwell Rd. Bldg. D, Suite 5 Southaven, MS 38672

662-536-2120

INDEXING INSTRUCTIONS: in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi